

\$625,000 - 46117 Hwy 854, Rural Camrose County

MLS® #A2154950

\$625,000

4 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 34.45 Acres

NONE, Rural Camrose County, Alberta

With over 34 acres, TWO homes, a barn, garden, chicken coop, oversized single garage, storage and your own private pond with dock - this property has everything you need for your homesteading and hobby farm dreams! The main residence was built in 2000 and features a bright, open floor plan with tasteful updates throughout. You'll love the privacy and views at dawn, dusk and all times between from your wrap around deck - access from both the dining room and primary bedroom! Inside, you're graced by design from the farm house gallery kitchen with corner pantry, focal fireplace, chic bedrooms and updated bathrooms, including the ensuite. Downstairs, another four piece bathroom, two beautiful bedrooms, a family room, laundry and storage complete the finished basement. Additional luxuries here include central A/C, RO water system, a hot tub and secondary, cute-as-a-button 2 bedroom 544 sq ft bungalow with new windows, flooring, siding and fully renovated interior that is perfect for a workspace, hosting guests, revenue or generational family situations. The property is fully fenced, with animal pens, pasture, groomed trails around the pond and a lovely insulated hip roof barn. Located on a paved, secondary highway, you are just a few short minutes from Bawlf, with the full service communities of Daysland and Camrose both being about 15 minutes away - the video does not show the most recent updates, book your appointment to view it in person today!



Built in 2000

Essential Information

MLS® #	A2154950
Price	\$625,000
Sold Price	\$600,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,160
Acres	34.45
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	46117 Hwy 854
Subdivision	NONE
City	Rural Camrose County
County	Camrose County
Province	Alberta
Postal Code	T0B 0j0

Amenities

Parking	Double Garage Detached, RV Access/Parking
Waterfront	Pond

Interior

Interior Features	Double Vanity, No Smoking Home, Open Floorplan, Pantry, Ceiling Fan(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Central Air Conditioner, Microwave, Stove(s), Water Conditioner, Window Coverings
Heating	Forced Air, Natural Gas, Combination, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Fire Pit, Private Yard, Storage, Dock, Garden
Lot Description	Lawn, Creek/River/Stream/Pond, Dog Run Fenced In, Farm, Fruit Trees/Shrub(s), Few Trees, Garden, No Neighbours Behind, Pasture, Private
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	October 27th, 2024
Days on Market	86
Zoning	A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Battle River Realty
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